

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS
SPECIAL MEETING
Wednesday, March 13, 2013
Mansfield Town Hall**

4:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Matt Hart, George Jones, Michael Kirk, Philip Lodewick (by phone), Betsy Paterson, Steve Rogers, Kristin Schwab, Ted Yungclas

Staff: Cynthia van Zelm

Guests: Howard Kaufman and Lou Marquet from LeylandAlliance; Jeffrey Resetco from EdR

1. Call to Order

Board President Philip Lodewick called the meeting to order at 4:02 pm.

2. Discussion of Storrs Center Housing

Mr. Lodewick referenced a discussion at the last Board meeting about the design of the apartments in Phase 1C in the TS-3 building. Board members had questions about the design and whether it appeals to the entire community. Jeffrey Resetco described the proposed mixed-use building confirming that some changes were made to the layout of apartments in response to feedback from potential residential tenants. He said that EdR units are generally smaller but with high quality finishes. Construction costs are a factor in keeping the rental units small.

Mr. Resetco said there are 92 apartments in the new building which includes commercial uses on the first floor and residential on the next four floors. The building will border Storrs Road and the Town Square. He said there are six prime corners on each floor in this building that have more windows and more space. These units were "bumped out" of the rectangle shape. He said of these 24 units, the eight one bedrooms have a dining

area. The two and three bedrooms allow a 2nd bedroom to serve as a den, dining room area, office, etc. One does not need to walk through another room or a bathroom to get to these spaces.

Mr. Resetco, Howard Kaufman, and Lou Marquet said they are seeing trends among young professionals where they want to be close to a downtown or center where they can walk. They are willing to give up spaces for the amenities and vibrant feel of a center.

Kristin Schwab asked if all the new apartments will open into the kitchen. She said there have been concerns from potential tenants about walking directly into the kitchen. Mr. Resetco said there are a few units that have a small entryway before you get to the kitchen.

Steve Bacon asked if any of the units in Phases 1A and 1B were similar to the 24 units Mr. Resetco referred to as being different than the balance of the units. Mr. Resetco said there are some apartments in Phases 1A and 1B that have the corner windows which were very appealing to residents. EdR wanted to emulate that design in Phase 1C.

Steve Rogers asked if there was consideration of balconies. Mr. Marquet said this was reviewed but would not work from a structure standpoint.

Mr. Kaufman reported on the for sale housing phase. He said that Leyland and the Partnership had conducted a survey through the Partnership, Leyland, UConn faculty and staff, and Alumni Association databases. He said that Leyland had a market study done as well. Mr. Kaufman said that some initial designs are being developed to test the market. He also said that focus groups are planned in April to further define the market.

Mr. Bacon asked if housing is planned for Wilbur Cross Way. Mr. Kaufman said this is still an open discussion

Mr. Kaufman said the UConn Tech Park will likely bring a new market to Storrs Center.

Mr. Bacon noted that the Planning and Design Committee meeting only included a discussion of the eight units with dining areas, not that there would be other units with a varied design. This is positive and important distinction.

Ted Yungclas and Mike Kirk noted that the demand for housing on campus remains very high.

Mr. Resetco said he will encourage EdR/The Oaks on the Square staff to continue to market to a broad audience.

Cynthia van Zelm said the next step is for Leyland to submit a zoning permit application on the TS-3 building for review by the Partnership and ultimately by the Town's Director of Planning and Development. This should happen within the week.

3. Adjourn

Mr. Rogers made a motion to adjourn. Matt Hart seconded the motion. The motion was approved. The meeting adjourned at 5:15 pm.

Minutes taken by Cynthia van Zelm.